



**STUART
EDWARDS**

Local Avenue

Sherburn Hill, Durham DH6 1HQ

- Semi Detached House
 - Unfurnished
 - Spacious Lounge
- Cloakroom/WC & Bathroom
 - Gardens
- Available Immediately
- 2 Double Bedrooms
- Kitchen/Breakfast Room
 - Large Driveway

£695 Per Month



Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Conveniently located semi detached house, available immediately on an unfurnished basis.

The internal living accommodation comprises: entrance hallway, cloakroom/wc, spacious lounge and fitted kitchen/breakfast room. To the first floor: landing, 2 double bedrooms and full bathroom suite with shower.

Externally there's a large driveway providing ample off road parking accessed via double gates and enclosed gardens to the front and rear.

Having gas central heating and UPVC double glazing throughout.

EPC rating D and Council tax band A.

Just 5 miles from Durham City, the A690 and A1(M) are also within easy reach.

Viewings are recommended.

ENTRANCE PORCH

With UPVC entrance door and internal door leading to the entrance lobby.

LOBBY

Radiator and stairs to the first floor landing.

CLOAKROOM/WC

Close coupled wc, wash hand basin, radiator and tiled walls and flooring.

SPACIOUS LOUNGE

21'1" x 11'3"

Coved ceiling, radiator, dado rail and UPVC double glazed bow window.

KITCHEN/BREAKFAST ROOM

14'9" x 5'10"

Range of wall and floor units with contrasting laminate worktops and inset sink and drainer unit with mixer tap. Electric cooker with extractor above, plumbed for automatic washing machine, tiled splashbacks, vinyl flooring and UPVC side entrance door.

FIRST FLOOR LANDING

Radiator, storage cupboard and loft access.

BEDROOM 1

13'11" x 11'11"

Radiator and storage cupboard housing the central heating boiler.

BEDROOM 2

11'4" x 8'10"

Radiator.

BATHROOM

6'0" x 5'6"

Low level wc, vanity unit with inset wash hand basin, panel bath with electric shower over, tiled walls and radiator.

LARGE DRIVEWAY

Providing ample off road parking accessed via wrought iron double gates.

GARDENS

Walled garden to the front whilst the rear is a good size with laid lawn, patio area and fenced boundary.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

